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DEC 28 2015

**Updated Narrative: Special Use Permit #201511300088 and #201511300089**

**Grove City Brewing Company / Plum Run Winery Narrative**

Plum Run Vineyard, LLC which currently owns and operates the Plum Run Winery located at 3946 Broadway Suite B, Grove City, Ohio, has recently taken on partners and have negotiated rent for the entire building at 3946 Broadway, Suites A, B and C. Suite A, which currently holds the Day Starz day care and suite C which holds Hunts Photography. The purpose of this building takeover is to establish a brewery and Brew Pub in connection with the Plum Run Winery. The Grove City Brewing Company, an offshoot of the current Plum Run Winery, will take over the front portion of the building located at 3946 Broadway. The two businesses will be owned and operated by the members of Plum Run Vineyard, LLC. Principal contact will be Dave Crosby.

**The Winery**

The current location of the winery will remain largely unchanged in this project. One wall will be straightened to match the rest of the wall at the location; this will add approximately 60 square feet in the tasting room. A second wall will be built in the wine production area that will establish a full functioning kitchen in that area. The kitchen area will have a roof above it and the mezzanine that will be established above it will be utilized by the winery to hold tanks and wine. A door into the tasting room will be installed as will a door into the current daycare / photography area. The kitchen will include all necessary hoods, electrical, water, sinks and disposal systems as are required by the city, fire code, and state regulations. The seating capacity of the winery will remain at about 40 people.

**The Brewery and Brew Pub**

A 3 Barrel Brewery will be established in the front of building. The entire frontage of the building (glass front) will be utilized to show off the brewery equipment to the public. The brewery area will be approximately 40 feet wide and 25 feet deep into the building. Directly behind the brewery will be located a tap room. The tap room will have a fully stocked bar that will seat approximately 16 people. Other pub style tables and larger tables will be placed in the adjoining area to serve as a place for people to partake in our wines and beers along with pub style foods. The total new seating space will hold up to 50 people. New restrooms, both ADA, will be built in the back of the tap room and will be utilized by the brewery space as well as the winery.

The current entry hall that is located off Broadway will be fully opened into the tap room space while a door and fire wall will remain in place separating the winery space from the brewery space.

The following items will be included in this project:

1. Demolition of all walls and current ceilings in Suites A and C (Day Care and Photography space). The current bathrooms will remain until the new ones are fully operational for continued use of the winery.
2. All current windows will be replaced in the front of the building.

3. Brick veneer will be added to the front and side of the front portion of the building to meet HPA requirements found in the Town Center (see examples).
4. A Patio seating approximately 24 – 30 will be placed in the current indentation (front door access) into the building. This fenced area will become visible in the front of the building. An expansion of the patio in the back (winery) will also take place adding approximately 16 more seats to the current patio.
5. Outside lighting will be added around both patios.
6. A wall between the tap room and the actual brewery will contain glass so that the brewery will be viewable from the bar area.
7. The ceiling will be opened to the rafters (similar to winery) with insulation added and painted.
8. New HVAC will be placed in the rafters of this area that will heat and cool the brewery and tap room space.
9. A new opening from the tap room to front patio will be made and a glass garage door installed to allow an open feeling in the tap room.
10. Inside both the brewery and winery space, one wall will have brick veneer added to give it a nice feel in each area.
11. Three Phase power will be added to the building. This will be utilized for powering our brewery equipment which is all electric. Necessary vents will be added to the brewery to vent water vapor.
12. Outside, a combined Plum Run Winery, Grove City Brewing Company Sign will be added to the front of the building. The large "H" that currently resides on the front of the building will be rebuilt and placed onto the bricks that will be used on the face of the building.

### **The Patio**

Our front Patio will be designed to allow easy access into the building along with a decorative flair. The design incorporates the desires of the city to protect patrons from vehicular traffic along Broadway and from the neighboring parking lot. (See drawings). We are anticipating seating for approximately 32 people in the front patio. (see diagram and Table / chair specs attached). Our tables will be similar to those on the back patio, wrought iron with four chairs each. Umbrellas (see attached) will be utilized with a base and will conform to city guidelines. We currently use green and brown umbrellas, and plan to continue with that look.

We also understand that we need to obtain a Right of Way variance from the city on the portion of the patio that extends out into the current sidewalk space. This will be done once our total plan has been accepted by the city.

A flower bed extending from the neighboring building corner will extend 34 feet towards Broadway. This fence will be a minimum 3 feet high along its entire length and may be stepped down because of the grade. It will be 2 feet wide and made from poured concrete, Block with a Brick veneer similar to that of the building.

Another flower bed (approximately 25 feet long) will be placed in the right of way to serve as a barrier from traffic entering the patio area. This wall will separate the current curb cut from 3946 Broadway and the sidewalk, leaving approximately a five foot protected sidewalk between this barrier and our metal fence. The wrought iron fence (see diagram) will extend 8 feet from our building into the right of way and then proceed 27 feet south. An opening set at a 45 degree angle would then be found between the two planters that are constructed. The fencing would be similar to that found in the Town Center and will be 36 inches in height. Our current fencing found on the back patio was made by Fortin Iron Works. We are looking at using the same materials in the building of the fence, but with a more rectangular design as seen in the drawing.

It is our belief that the planters will serve as a deterrent from vehicular traffic entering the front patio space from either Broadway or the adjacent parking lot. They will serve as a protective barrier and allow seasonal plantings that will benefit the downtown look. The planters will also help define the sidewalk protecting pedestrians and will look much better than bollards placed near the street.

Our back patio currently exists and will simply have gates added to it to expand it to the neighboring building. This is done to expand the size of the patio as well as prevent vehicular, and bicycle traffic from entering the patio space.

Lighting (see diagram) will be installed in the patio space in the form of Goose Neck lighting fixtures that are currently found on the front of the building. These will be spaced (see computer diagram) evenly to give maximum lighting for the patio and front sidewalk.

Speakers will be placed in both patios to allow background music to be played during our normal business hours. These speakers will not be noticeable and will be used to provide music that is light and low volume. As of now only the current back patio will have live entertainment. All live music will end no later than 10:00 PM.

Hours of Patio operation will follow our current business plan.

Sunday – (we must pass a sale of wine ordinance on ballot March 2016) 1:00 PM – 8:00 PM

Monday – Thursday 1:00 PM – 10:00 PM

Friday – Saturday 1:00 PM – 12:00

If we choose to open for lunch, our hours will be extended to 11:00 AM

### **Signage**

Our proposed signage (see attached) will hang from above the current small front door used by the daycare. It will be attached with steel plates and bolts completely through the brick wall above that door. An additional sign (located on Columbus Street) will be relocated by the city once the contractors and city determine its best location. This sign was approved in 2012 and was relocated by the construction of Columbus Street.

The Current "H" that is found on the front of the building will be reconstructed onto our brick façade. We are attempting to keep its look as neutral as possible. It will be made from a synthetic wood that is weather resistant and will look very similar to the current letter "H" that is currently on the building.

### **Windows and Garage Door**

Attached to this narrative are documents with pictures showing style of windows and garage door. We are still working with vendors for actual quotes ( been a rather tedious process). Garage door will match in size the current window on the south side of the building (approximately 11 feet high by almost the same width) After framing this size may be slightly smaller. We have included a spec sheet on one door that we have looked at.

Again we have had issues getting vendors to come and give us specs. We have submitted a picture of the look we are after.

Windows will be similar to the look next door with dark metal rather than the aluminum look.

The intent of this project is to provide a new venue in Grove City. Experiential Tourism and economic development will be an important aspect of the business. We will provide a space to get great wine, great beer and great food in a fun and friendly environment.

Submitted by Dave Crosby, Plum Run Winery

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SC PLANNING & DEVELOPMENT

040-000845  
GROVE CITY LANES INC  
3940 BROADWAY

040-000360  
3945 BROADWAY LLC  
3945 BROADWAY

040-000603  
3952 BROADWAY LLC  
3952 BROADWAY

040-000866  
3952 BROADWAY LLC  
0 COLUMBUS ST

040-000207  
3952 BROADWAY LLC  
3952 BROADWAY

040-000222  
3338 COLUMBUS STREET LLC  
3338 COLUMBUS ST

Columbus GIS

BROADWAY

Planter

Fence & Gateway

Planter

N

0 5 10 20

Feet

1 inch = 21 feet

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SW Columbus, OH

Your Store: Columbus, OH



**Phat Tommy Octagon Hunter Green Market Umbrella with Tilt-and-Crank (Common: 9-ft x 9-ft; Actual: 9-ft x 9-ft)**

Item #: 458747 | Model #: 306-9FTALUM HUNTER



**\$122.42**



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Phat Tommy Octagon Hunter Green Market Umbrella with Tilt-and-Crank (Common: 9-ft x 9-ft; Actual: 9-ft x 9-ft) **\$122.42**

**Description**

Octagon Hunter Green Market Umbrella with Tilt-and-Crank (Common: 9-ft x 9-ft; Actual: 9-ft x 9-ft)

- 1.5-in aluminum pole
- 8 aluminum ribs and crank lift
- UV-resistant cover
- Air vented
- Olefin fabrics offer improved fade resistance over lesser grade fabric materials like polyester and cotton, giving your umbrella years of use
- Suitable for tables 54-in round
- Umbrella with 3-way tilt
- Octagon shaped canopy
- Recommended 50-lbs base weight, 25-lbs if used with a patio table (base not included)

**Specifications**

Collection Name	N/A	Team Name	N/A
Canopy Shape	Octagon	Team/League	N/A
Frame Material	Metal	Fabric Color	Hunter green
Fabric Type	Olefin		
Opening Mechanism	Tilt-and-crank	Warranty	1-year limited

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SW Columbus, OH

Your Store: Columbus, OH



### Garden Treasures Davenport Matte Black Steel Dining Chair

Item # 609785 | Model # RXLS-55C



\$39.00

In-use image; Cushions and Pillows are not included



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Garden Treasures Davenport Matte Black Steel Dining Chair \$39.00

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#### Description

Davenport Matte Black Steel Dining Chair

- Includes 1 high-back dining chair
- Black steel frame complements a variety of patio styles
- 1-year limited frame warranty gives you peace of mind
- Cushions and accent pillows are sold separately, so you can customize your patio decor
- No assembly required

#### Specifications

Collection Name	Davenport	Number of Tilt Positions	0
Featured Collection	Davenport	Folding	No
Motion	Stationary	Stackable	Yes
Width (Inches)	25.63	Upholstered	No
Depth (Inches)	27.25	Patio Furniture Color/Finish	Black
Height (Inches)	34.88	Manufacturer Color/Finish	Matte black
Weight (lbs.)	20	Fabric Color Name	N/A
Seat Height (Inches)	15.94	Fabric Brand Name	N/A
Seat Width (Inches)	22.3	Fabric Warranty	None
Number of Chairs Included	1	Frame Warranty	1-year limited
Weight Capacity (lbs.)	250	Type	Dining
Pillow Included	No	Seat Type	Mesh
Cushion Included	No		

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### Garden Treasures Davenport 48-in W x 48-In L Steel Dining Table

Item # 609786 | Model # RXLS-54T

★★★★★ 15 Reviews

**\$98.00**

In-use/lifestyle image - accessories not included



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Garden Treasures Davenport 48-In W x 48-In L Steel Dining Table **\$98.00**

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#### Description

Davenport 48-in W x 48-in L Steel Dining Table

- Easy-to-assemble; tools provided
- E-coating finish

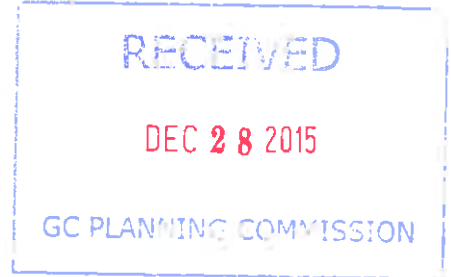
#### Specifications

Collection Name	Davenport	Manufacturer Color/Finish	Matte black
Featured Collection	Davenport	Warranty	1-year
Seating Capacity	1	Weight (lbs.)	30.85
FSC Certified Wood	No	Patio Furniture Color/Finish	Black
Umbrella Hole	Yes	Type	Dining
Folding	No	Table Shape	Round
Width (Inches)	48	Primary Material	Steel
Length (Inches)	48	Table Top Material	Steel
Height (Inches)	28.7	Style	Traditional



FSC Certified Wood	No	Fabric Color	N/A (no fabric)
Cushion Pattern Style	No cushion	Cushion Fabric	No cushion
Arms	Yes	Primary Material	Steel
		Style	Traditional

Customers Also Viewed



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## EXHIBIT A

Situated in the State of Ohio, County of Franklin and in the City of Grove City:

Beginning at a point on the west line of Lot No. 74 of said City, 50 feet south of the northwest corner of said lot;

thence South on the west line of Lot 74, 50 feet to a point;

thence East and parallel with the north line of Lots 74, 73, 72, 139.5 feet to a point on the west line of a private alley in Lot 72;

thence North on the west line of said private alley 50 feet to a point;

thence West and parallel with the north line of Lots 72, 73 and 74 to the Place of Beginning.

Property Address: 3946 Broadway, Grove City, Oh 43123

Parcel Number: 040-000360

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